



Thank you,
Sally

The West 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 20, Township 21 South, Range 22 East, Sumter County, Florida, AND Beginning at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 20, Township 21 South, Range 22 East, Sumter County, Florida,

This instrument prepared by and returnable to:

Richard W. Hennings, P. A. ✓
213 North Joanna Avenue
Tavares, Florida 32778
Telephone 352-343-3335

13.00
14.00 T.F.
27.00
.70 Doc.
27.70

FOR CLERK'S USE ONLY

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC \$0.70

GRANT OF EASEMENT

THIS INDENTURE made this 14th day of July 2005, between Douglas R. Pope and Tracy Lee Pope, whose address is 7577 CR 650, Bushnell, Florida 33513, Grantors, and Clyde M. Hunt and Betty Hunt, whose address is 7577-B CR 650, Bushnell, Florida 33513, herein "Grantees".

WHEREAS, Grantors are the owner of the following described property in Sumter County, Florida:

The West 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 20, Township 21 South, Range 22 East, Sumter County, Florida, AND Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 20; thence North to the Northeast corner of the Northeast 1/4 of the Southwest 1/4; thence West 40 feet; thence Southerly to a point 26 feet West of the point of beginning; thence East 26 feet to the point of beginning.

WHEREAS, Grantees are the owner of the following described property in Sumter County, Florida:

The East 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4, Section 20, Township 21 South, Range 22 East, Sumter County, Florida.

WHEREAS, Grantors have agreed to convey to Grantees a perpetual, non-exclusive, easement for ingress and egress and utilities across the property described below owned by Grantors, pursuant to the terms and conditions described herein.

NOW THEREFORE, in consideration of the sum of Ten Dollars and other valuable consideration, receipt of which is acknowledged, Grantors grant to Grantees and Grantees' agents, guests, employees, tenants, servants, invitees, licensees, contractors, vendors, Grantee, successors, transferees, and assignees forever, a perpetual, non-exclusive easement for ingress and egress by motor vehicles and pedestrians, running with the land, for the benefit of Grantees' property described above, over and across the following described property owned by Grantor in Sumter County, Florida, to-wit:

The North 30 feet of the West 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 and the North 50 feet of the West 50 feet of the West 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 all of Section 20, Township 21 South, Range 22, East, Sumter County, Florida.

The foregoing easement (herein "Easement") is granted on the following conditions:

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1. Grantees shall not place, install, or construct, or allow to be placed, installed, or constructed, any gate, fence, stand, flag, banner, line, wire, pole, pipe, sign, or other object on the Easement.

2. Grantors shall not block, obstruct, impede, or interfere with the free and unobstructed use of the Easement by Grantees, its agents, employees, guests, tenants, invitees, servants, vendors, contractors, grantees, successors, and assigns.

3. All utilities lines and pipes installed, erected, constructed, or maintained on the Easement shall be underground. No above ground utility lines, pipes, or poles shall be located or placed on the Easement.

4. Grantors shall have no obligation to maintain or repair the Easement, nor shall Grantors have any obligation to place or construct improvements on the Easement, provided however, Grantors may, in their sole discretion, repair or improve the Easement so long as such repairs or improvements do not unreasonably interfere with Grantees' right to use the Easement as provided herein.

5. The Easement is conveyed to Grantees upon the express understanding that the Easement may be used by Grantors, his agents, guests, employees, servants, invitees, contractors, vendors, successors, transferees, and assignees, in conjunction with the use by Grantees.

6. The Easement shall at all times be kept open, unobstructed, and fully accessible by Grantees and Grantors, their agents, employees, guests, tenants, invitees, servants, vendors, and contractors.

7. The Easement shall run with the land and shall inure to the sole and exclusive benefit of Grantees' property described above.

8. Grantors do not assume any liability or responsibility to Grantees, or any person using the Easement by invitation, express or implied, or by reason of any business conducted by Grantees, its successors or assigns, or otherwise.

9. Grantees, their successors and assigns, shall indemnify, hold harmless, and defend Grantors, their guests, servants, invitees, tenants, successors, transferees, and assignees, from any claims, costs, or actions that arise by virtue of use of the Easement by Grantees, their guests, tenants, servants, invitees, successors, transferees, and assignees.

TO HAVE AND TO HOLD the Easement hereby granted unto Grantees, their successors, grantees, and assigns, in common with all persons having the like right, at all times hereafter, for all purposes expressly set forth herein, as appurtenant to the property of the Grantees hereinabove described.

IN WITNESS WHEREOF, Grantors and Grantees hereunder set their hand and seal the day and year first above written.